

181

**CLAIMS:**

1. A computer system for the management of loans comprising:

5

loan definition means for defining a plurality of loans;

means for storing liability values relating to said respective loans;

10

fund definition means for defining a plurality of different funds;

15

unit storage means for storing, in relation to each said defined loan, a plurality of numbers each representing a number of units;

20

means for linking said numbers of units to selected ones of said defined funds, said linking means enabling said numbers stored in relation to different loans to be linked to different combinations of said defined funds;

price storage means for storing prices of said units in relation to said defined funds;

25

transaction means operable to utilise said unit prices in performing, in relation to said loans, first transactions in which monetary values are converted to numbers of units and applied to said unit storage means, and second  
5 transactions in which numbers of units stored in said unit storage means are converted to monetary values.

2. A system according to claim 1, comprising at least one control data storage means adapted to store a  
10 plurality of different values of control data for controlling said transactions, and means for linking said different values of said control data to respective different ones of said defined loans, said transaction means being operable to perform transactions in relation  
15 to said loans utilising the values of said control data linked thereto, so that a transaction may be performed differently, according to the values of the control data, when performed on different loans.

20 3. A system according to claim 2, wherein said, or one of said, control data storage means is adapted for storing transaction control data which controls distribution of a monetary value between an amount to be credited against said liabilities and an amount to be  
25 utilised in a said first transaction.

4. A system according to claim 2, in which said, or one  
of said, control data storage means is adapted for  
storing transaction control data which controls  
distribution of a monetary value for conversion to  
5 numbers of units relating to different ones of said funds  
identified by said control data.

5. A system according to claim 2, in which said, or one  
of said, control data storage means is adapted for  
10 storing transaction control data controlling the  
selection of interest rates to be applied in relation to  
said loans.

6. A system according to claim 2, in which said, or one  
15 of said, control data storage means is adapted for  
storing transaction control data controlling the  
selection of penalty interest rates to be applied in  
relation to said loans.

20 7. A system according to claim 2, in which said, or one  
of said, control data storage means is adapted for  
storing transaction control data for controlling a  
transaction in which, in response to a predetermined  
condition, at least some units in an existing  
25 distribution thereof in relation to said funds are

converted at least partly to a monetary value.

8. A system according to claim 7, in which said control data storage means is adapted for storing data for  
5 controlling a reconversion of at least part of said monetary value to units to create a new distribution of units in relation to defined

9. A system according to claim 2, in which said, or one  
10 of said, control data storage means is adapted to store transaction control data for controlling a process which determines whether or not a current value for regular payments to pay off the loan meets predetermined criteria relating to said funds and said liabilities.

15

10. A system according to claim 2, in which said, or one  
of said, control data storage means is adapted to store transaction control data which controls distribution of bonus payments or costs as between liabilities and said  
20 units.

11. A system according to claim 2, in which said, or one  
of said, control data storage means is adapted for storing transaction control data controlling computation  
25 of the cost of redeeming said loan at different points in

185

the period of the loan.

12. A system according to any of claims 3 to 10, wherein said control data comprises time control data defining the time at which, following a predetermined date relating to a new loan, the values of the transaction control data therein should become effective.

13. A system according to claim 11, wherein said control data storage means is adapted to store a plurality of different values for said time control data and a plurality of different values for said transaction control data so that different values of said transaction control data may be made effective at different times following said predetermined date.

15. A system according to any of claims 2 to 12, wherein the or each said control data storage means is adapted to store validity control data defining a date after which the transaction control data stored therein may be linked to loans set up thereafter.

16. A system according to any of claims 2 to 15, comprising product definition means for predefining a plurality of different predefined products having

different values of the control data.

16. A system according to claim 15, in which said product definition means comprises means for pre-defining  
5 in relation to each product one or more processes to be performed in accordance with a schedule.

17. A system according to any preceding claim comprising schedule means for defining the performance, by said  
10 transaction means, of predetermined transactions in accordance with a predetermined schedule and means for linking respective schedules to respective different ones of said defined loans.

18. A system according to any preceding claim, including  
15 means for instructing, by user command, a processing operation involving a said first transaction, said instructing means including means for specifying values of control data which controls the distribution of the  
20 monetary value between different said funds.

19. A system according to any preceding claim, including means for instructing, by user command, a processing operation involving a said second transaction, said  
25 instructing means including means for specifying values

of control data which controls the distribution of the monetary value between different said funds.

20. A system according to any preceding claim, including  
5 means for instructing, by user command, a processing operation which comprises at least one of said first transactions and at least one of said second transactions, said instruction means permitting values for control data to be specified which controls the  
10 monetary distribution in each of said transactions.

21. A system according to any preceding claim, comprising a transaction database for storing data relating to each individual said transaction performed by  
15 the system, said transaction data including the number of fund units transacted, the identity of the fund to which they relate and the identity of the loan to which they relate.

20 22. A system according to claim 19, comprising processing means for computing the current value of units linked to respective said loans by summing the number of units in the transaction database which relate to the same loan and the same fund and calculating their current  
25 value utilising the current price thereof stored in said

price storage means.

23. A system according to any preceding claim,  
comprising means for storing, in relation to each said  
5 loan, the current total of units linked to each  
respective said fund.

24. A system according to any preceding claim,  
comprising means defining a process for computing in  
10 relation to each said loan, the current value of the  
liabilities and the current total value of the units  
linked to the respective loan.

25. A system according to claim 24, wherein said  
15 computing process is operable to compute the balance of  
the current value of liabilities and the current total  
value of the units linked to the loan.

26 A system according to any of claims 2 to 15, or any of  
20 claims 16 to 25 as dependent upon any of claims 2 to 15,,  
wherein said control data storage means is adapted for  
storing control data defining distributions in  
transactions involving units, on the basis of monetary  
value of said units and on the basis of the number of  
25 units.



27. A system according to a new claims to 2 to 15, any of claims 16 to 25 as dependent upon any of claims to 2 to 15, or according to claim 26, wherein said control data storage means is adapted for storing control data for assigning priorities to respective different funds in relation to transactions involving units in a plurality of funds.

28. A computer system for the management of loans comprising:

- means for defining a plurality of loans;
- means for defining a plurality of funds;
- means for storing a plurality of numbers;
- means for linking each of said numbers to both a selected one of said defined loans and a selected one of said defined funds;
- means for storing unit values relating respectively to said funds;
- means for recording monetary values relating to said respective defined loans;
- means for converting said monetary values to fund units utilising said stored fund unit value;
- means for converting the total number of units linked to the same loan and the same fund to a monetary value which

may be offset against the loan.

29. A computer system for the management of loans comprising:

- 5 means for defining a plurality of loans;
- means for recording monetary values relating to said respective defined loans;
- means for defining a plurality of funds;
- means for converting said monetary values to numbers,
- 10 representing respectively numbers of fund units, utilising said stored fund unit value;
- means for linking each of said numbers to said at least one fund and to both the corresponding defined loan and the corresponding defined fund;
- 15 means for converting the total number of units linked to the same loan and the same fund to a monetary value which may be offset against the loan.

30. Computer system for the management of loans comprising:

- 20 asset definition means for defining at least one fund and for storing in relation thereto a fund unit value;
- loan definition means for defining a plurality of loans, said loan definition means comprising:
- 25 liability storage means for storing liability

values representing the outstanding amount of the loan and outstanding interest,

asset storage means for storing assets in the form of units relating to each of at least one fund; and

5 monetary value recording means for recording relating to transactions in respect of said loan;

transaction means for performing transactions in relation to said loans, said transaction means comprising:

10 means for converting said monetary values relating to transactions into numbers of fund units utilising said fund unit value; and

means for storing said number of units calculated by said conversion means in said asset storage means of said corresponding loan;

15 means for converting, in relation to each respective defined loan, the total number of units stored in the asset storage means thereof to a monetary value to provide a monetary value for said assets.

20 31. A computer system for financial management comprising:

asset definition means which comprises,

fund definition means for defining a plurality of different funds representing assets, and

25 fund unit price definition means for storing a fund

unit price in relation to each said defined fund  
loan definition means for defining a plurality of loans,  
said loan definition means comprising,

5 liability storage means for storing liability  
values representing the outstanding amount of the  
loan and outstanding interest,

a plurality of fund unit storage means each for  
storing a number representing a number of fund  
units; and

10 monetary value recording means for recording  
monetary values relating to transactions in respect  
of said loan;

selection means operable for linking selected ones of  
said fund unit storage means to selected ones of said  
15 defined funds such that the fund unit storage means of  
different loans may be linked to different combinations  
of said funds;

transaction means for performing transactions in relation  
to said loans, said transaction means comprising:

20 means for converting said monetary values relating  
to transactions into numbers of fund units  
utilising said fund unit value; and

means for storing said number of units calculated  
25 by said conversion means in said fund unit storage

means of said corresponding loan;

means for converting, in relation to each respective defined loan, the total number of units stored in each respective one of said fund unit storage means thereof to a monetary value utilising the current unit price of said fund.

5

32. A loan management system substantially is herein described with reference to the accompanying drawings.

10

33. A system according to any preceding claim arranged for managing mortgages.

34. A method of lending money which comprises recording liabilities relating to capital and interest, recording at least one asset having a value which increases and decreases in value as a function of a selected index, and, at least on one occasion, offsetting the value of the asset against the value of the liabilities.

35. A method according to claim 34, which comprises recording a plurality of said assets each having a value which increases and decreases as a function of a respective different selected index, and wherein, on said at least one occasion, the total value of said assets is offset against the value of the liabilities.

36. A method according to claim 34 or 35, which comprises performing said method in relation to a plurality of different loans and a plurality of different said assets, with different set assets being related to different said loans.